



CITY PLAN COMMISSION DOCKET

Tuesday November 16, 2021 at 9:00 am

Published Thursday November 4, 2021 at 2:31 pm

How to Participate

1. For details on how to participate please visit <https://kcmo.gov/cpc>
2. Any person desiring reasonable accommodation to participate in this hearing may contact the 311 Action Center at 311 or 816-513-1313 or for TTY 816-513-1889 or by email at actioncenter@kcmo.org

Other Matters

1. The City Plan Commission may hold a closed session to discuss legal matters and legal advice pursuant to Section 610.021 (1), RSMO.
2. There may be general discussion regarding current City Plan Commission issues.
3. The City Plan Commission may take a short recess (about 10 minutes) at approximately 10:30 am and a lunch recess (about 45 minutes), when necessary, between 11:30 am and noon.

Consent Docket

Items on the consent docket may be acted upon with one motion and vote unless an item is removed from the docket. Such items will be acted upon with a separate action and vote. The City Plan Commission's vote on consent docket items is final (no further action is required).

C1 Case No CD-CPC-2021-00167 - Better Wash Barry Pointe - A request to approve a Project Plan for Better Wash car wash at Barry Pointe Plaza on about 6.62 acres generally located at 8270 N Crescent Ave (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Melissa DeGonia - Northpoint Development

C2 Case No CLD-FnPlat-2021-00031 - The Village at View Crest - A request to approve a final plat on about 27.4 acres in District MPD (Master Planned Development) generally located at the northeast corner of Highway 152 and Highway 169, creating 3 residential lots and 2 tracts. (Zach Nelson)

Staff Recommendation: CONTINUANCE OFF DOCKET WITHOUT FEE

Applicant: Tyler Wysong - Kimley-Horn

C3 Case No CLD-FnPlat-2021-00039 - The Reserve at Riverstone 5th Plat - A request to approve a final plat on about 19 acres in District R-7.5 (Residential dash 7.5) located on the east side of N. Amity Avenue in between NW Old Tiffany Springs Road to the north and MO Highway 152 to the south, creating 47 residential lots and 1 tract. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sam Sahlfeld - Olsson

C4 Case No CLD-FnPlat-2021-00040 - Denver Avenue Final Plat - A request to approve a final plat on about 0.4 acres in District R-5 (Residential dash 5) located at 4937 N. Denver Avenue, creating 2 lots. (Matthew Barnes)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Dennis Schmidt - Countryside Survey, LLC.

C5 Case No CLD-FnPlat-2021-00043 - Staley Corners West - A request to approve a final plat on about 9.5 acres in Districts R-1.5, B2-2, and B4-3 generally located at the northwest corner of NE Barry Road and N. Indiana Avenue, creating 3 lots and 1 detention tract. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Justin Milburn - Milburn Civil Engineering, LLC

C6 Case No CD-CPC-2021-00170 - Erika's Place at Twin Creeks Village - A request to approve an MPD (Master Planned Development) Final Plan for 54 residential lots on Twin Creeks Village 1st Plat - Erika's Place. on about 11.3 acres generally located south of NW 96th St and approximately 1,800 feet west of Platte Purchase Rd (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Patricia Jensen - Rouse Frets White Goss Gentile Rhodes, P.C.

C7 Case No CD-CPC-2021-00177 - Better Wash at Tremont Square - A request to approve a Better Wash tunnel car wash project plan at Tremont Square East on about 1.66 acres generally located at 6301 N Chatham Avenue (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Melissa DeGonia - Northpoint Development

C8 Case No CD-CPC-2021-00178 - Bristol South Gasoline and Fuel Sales - A request to approve a Project Plan for Bristol South Gasoline and Fuel Sales on Lot 1 of Bristol Plaza on about 1.81 acres generally located at the northwest corner of NW 108th Street and HWY 169 (Genevieve Kohn)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Patricia Jensen - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

C9 Case No CD-CPC-2021-00179 - Staley Shire - A request to approve project plan on about 24.4 acres in District R-7.5 (Residential dash 7.5) generally located at the southeast corner of NE 113th Terrace and NE Reinking Road, to allow for private open space tracts and amenities. (Zach Nelson)

Staff Recommendation: CONTINUANCE TO DECEMBER 7, 2021, NO FEE

Applicant: Justin Milburn - Milburn Civil Engineering, LLC

C10 Case No CLD-FnPlat-2021-00047 - Staley Shire - A request to approve a final plat on about 24.4 acres in District R-7.5 (Residential dash 7.5) generally located south of NE 113th Terrace and east of NE Reinking Road, creating 47 lots and 5 tracts. (Zach Nelson)

Staff Recommendation: CONTINUANCE TO DECEMBER 7, 2021, NO FEE

~ Applicant: Justin Milburn - Milburn Civil Engineering, LLC

C11 Case No CD-CPC-2021-00185 - THE EDISON AT BRIDLESPUR APARTMENTS - A request to approve a Project Plan a neighborhood entrance sign on about 6.237 acres generally located at W. 104th Terrace and Wornall Road. (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Robby Steffens - Olsson

C12 Case No CLD-FnPlat-2021-00046 - Bennett Packaging Corporate Campus - A request to approve a final plat in District UR creating one commercial lot on about 35 acres generally located at the southwest corner of Noland Road and E. US 40 Hwy. (Olofu Agbaji)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Aaron March - Rouse Frets White Goss Gentile Rhodes, a Professional Corporation

Regular Docket

Items on the regular docket may reflect companion cases (i.e. multiple cases for one project). In this scenario, the item number will be followed by a decimal and another number (i.e. 1.1, 1.2 and so on). The commission may act upon companion cases with one motion and one vote or do so separately. A public hearing will be offered for each item on regular docket.

1 Case No CD-SUP-2021-00075 - Dr. Anna Dental at Plaza - A request to approve a Special Use Permit in the B4-5 (business) district to allow for the operation of a dental office on about .275 generally located at 606 W. 48th Street (Andrew Clarke)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: BRANDI ATWELL - A3G ARCHITECTS

2 Case No CD-CPC-2021-00166 - The Westley - The Westley - A request to approve a Development Plan to allow a major amendment to the signage plan in District B1-5 (Neighborhood Business dash 5) on about 1.71 acres generally located at the southeast corner of Broadway and Westport Road. (Xue Wood)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Joseph Oaks - Polsinelli

3 Case No CD-SUP-2021-00076 - Legacy Center - A request to approve a Special Use Permit to allow for office use in a mixed-used building (office and residential) on about 0.15 acres generally located at 1302 Brush Creek Blvd. (Jared Clements)

Staff Recommendation: CONTINUANCE TO DECEMBER 7, 2021, NO FEE

Applicant: B. Shaw - Shaw Hofstra + Associates

4 Case No CD-SUP-2021-00077 - Kansas City Zoo Aquarium - A request to approve a Special Use Permit for the expansion of Parks/Recreation uses in the R-5 district on about 1,805 acres generally located at 6800 Zoo Drive. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Sean Mitchell - JE Dunn Construction

5.1 Case No CD-CPC-2021-00111 - 31Oak - A request to approve a rezoning from the M1-5 (Industrial) district to the UR (Urban Redevelopment) district to allow for the construction of an 19-unit residential townhouse project on about 1.29 acres generally located at 3116 Oak St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE TO JANUARY 4, 2022, NO FEE

Applicant: Sara Wells

5.2 Case No CD-CPC-2021-00163 - 31Oak - A request to approve an Urban Renewal Plan, as required by the Land Clearance for Redevelopment Authority (LCRA) Law of Missouri, Section 99.300 through 99.715, inclusive, R.S.Mo. on about 1.29 acres generally located at 3116 Oak St. (Ahnna Nanoski)

Staff Recommendation: CONTINUANCE TO JANUARY 4, 2022, NO FEE

Applicant: Robert Long - EDCKC

6 Case No CD-SUP-2021-00071 - TSL Kansas City - A request to approve a Special Use Permit for Outdoor Warehouse, Wholesaling, Storage, and Freight Movement in the M1-5 district on about 1.5 acres generally located at 811 N Agnes Ave. (Ahnna Nanoski)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Patrick Cassity - Renaissance Infrastructure Consulting

7 Case No 1743V - ALLEY NEXT SOUTH OF E 31ST IN BETWEEN MERSINGTON AND MYRTLE - A request to vacate an alley located south of E. 31st Street in between Mersington Avenue to the west and Myrtle Avenue to the east, as required by Case No. 14892-P. (Zach Nelson)

Staff Recommendation: APPROVAL WITH CONDITIONS

Applicant: Martin Arling, Kaw Valley Engineering, Inc.

8 Case No CD-ROW-2021-00032 - - A request to vacate a portion of NE 76th Street generally locate in between NE Flintlock Road to the west and N. Church Road to the east to allow for a parking facility. (Zach Nelson)

Staff Recommendation: DENIAL

Applicant: Patricia Jensen- Rouse Frets White Goss Gentile Rhodes, a Professional Corporation